

Conditional Use Analysis

May 14, 2008

C-17-2008

Ace Disposal

2264 S. Technology Dr.

M Zone 9.5 Acres

Ace Disposal, Inc. is requesting conditional use approval for a facility at 2264 S. Technology Dr. for their operations consisting of offices, shop area, container repair and painting, storage areas for containers and a yard area for overnight truck storage. The property is zoned M (manufacturing) and is in an area designated by the West Valley City General Plan as light manufacturing. All adjacent properties are also zoned M.

The property is approximately 9.5 acres and the proposal is to build an office/shop building of approximately 24,500 square feet, a can repair and paint shop of approximately 10,100 square feet and a storage building of approximately 5,000 square feet. The yard will have asphalt paving for truck parking and a separate paved area for can storage. There will be the required landscaping along Technology Drive and the total landscaped area of the site is 8.5%, which exceeds the minimum required landscape area of 5% for the M zone. The yard and storage areas will be fenced with an 8 foot high chain link fence for security and this fence will have privacy slats.

The applicant has submitted a summary of how the site will operate. Along with that summary the architect has submitted information to answer questions that were raised in the study session on May 7, 2008. These questions dealt with fencing, truck washing, potential hazardous materials, truck stacking on the public road and hours of operation for the trucks. Rather than repeat all the information here in the analysis, both of these documents have been included in this packet. The applicant's representative will be available to answer any questions in the public hearing.

Staff Alternatives:

- Approval, subject to the resolution of any issues raised at the public hearing and the following conditions:
 1. Truck and can washing shall be done only in approved areas and drained into the sanitary sewer and not the storm sewer.
 2. All truck parking and equipment storage shall be on a hard surface.
 3. All requirements of any affected department or agency must be met.
- Continuance, to allow for the resolution of any issues raised at the public hearing.